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KANE COUNTY DEVELOPMENT DEPARTMENT
 Subdivision and Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411

Received Date

ZONING MAP AMENDMENT APPLICATION

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): Part of 07-29-100-003
	Street Address (or common location if no address is assigned): 49W921 Beith Road Maple Park, IL 60151

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-584-3303
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owner of record information:	Name Sarah J. Dolder Estate, Jack E. Dolder and Sharon Kreuser, as Co-executors	Phone 630-556-3470
	Address 49W921 Beith Road Maple Park, IL 60151	Fax

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F District-Farming

Current use of the property: Farmstead

Proposed zoning of the property: F1 District-Rural Residential

Proposed use of the property: Residential

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) None

Attachment Checklist

- Plat of Survey by an Illinois Registered Land Surveyor – attached as Exhibit "C".
- Legal description – attached as Exhibit "A"
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane DuPage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted ~~contact~~: From KC GIS- Exhibit "B" The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) = \$1125.00

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owners:   4-8-2018
 Jack E. Dolder, as Co-executor Sharon Kreuser, as Co-executor Date

Applicant or Authorized Agent:  4-8-2018
 John A. Thornhill Date

Findings of Fact Sheet – Rezoning

- *The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)*
- *You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.*

Dolder Rezoning
Name of Development/Applicant

April 8, 2018
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

Since no changes in use are anticipated, except for separation of the subject farmstead from the tillable land, the present use will continue to be consistent with existing, sparsely scattered single-family homes in the area.

2. What are the zoning classifications of properties in the general area of the property in question?
F District-Farming predominates; F1 District-Rural Residential parcels are located across the road from the subject property and about ½ mile east of the subject property.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The size of the subject property renders it inappropriate for the existing classification and must be rezoned to F1; the tillable land will continue to be used as part of a modern-day farming operation.

4. What is the trend of development, if any, in the general area of the property in question?
There is little or no development in the general area except for isolated parcels, like the subject property, that lend themselves to very limited uses.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

The proposed re-classification and use of the subject property is anticipated within the text of the 2040 Land Use Plan under *Section 3.2 Agriculture* and is, therefore, consistent with the 2040 Plan.

June 19, 2018

John Dolder
Rezoning from F-District Farming to F-1 District Rural Residential

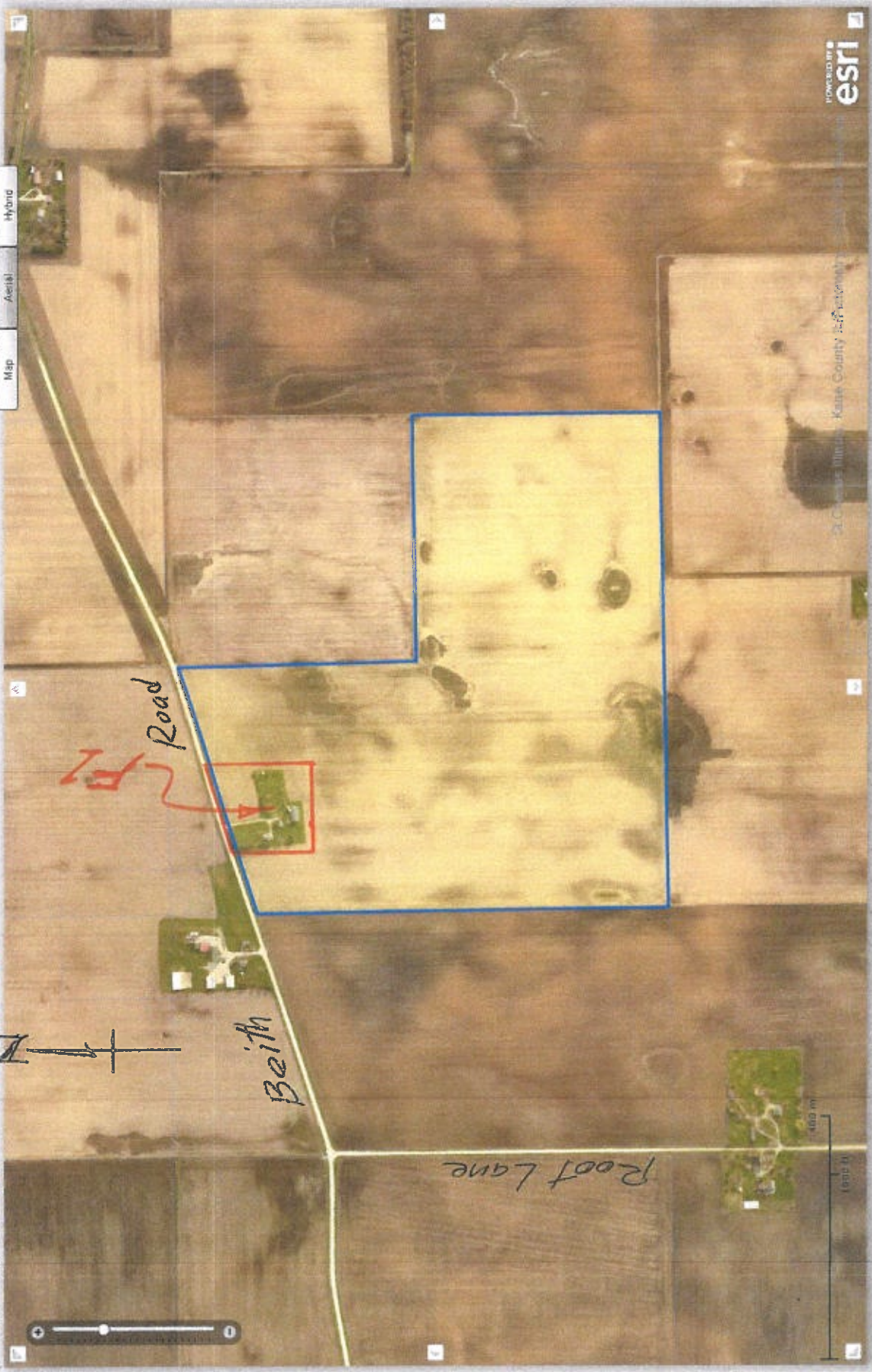
Special Information: The Estate has a purchaser for the existing farmland, which will be purchased by a neighboring property owner and farmer and will remain in agricultural production. The petitioner is seeking a rezoning to allow the existing farmette to be split off from the farmland and to ensure the existing residential use will be in conformance with the Zoning Ordinance. The son will be buying this residential parcel from the Estate and will live in the home.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

1. The existing residential use will not be intensified by the rezoning.
2. The rezoning will allow the existing farmette to be split off and sold separately from the farmland.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet



Road

Beith

Root Lane



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"B" Exhibit

VIRGIL twp.
T.40N - R.6E

map 7

